

S U M M A R Y

FILE NO.	2192	Thomas Guide Map No.	597
		Date Received:	03/22/05
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ENTITY	City of Issaquah	Date Filed:	
ACTION	Resolution by Issaquah City Council for Interlocal Agreement for Land Annexation (Election Method)	Expiration 45 Days:	05/07/05
TITLE	Greenwood Point/South Cove Annexation 04/14/05	Board	Meeting:

Location	The Greenwood Point/South Cove Annexation Area is located on the northwestern edge of the City of Issaquah. The Annexation Area is generally bordered on the west by I-90 and the City of Bellevue. The Annexation Area is bordered on the south by the City of Issaquah. Lake Sammamish borders the northern and eastern perimeters of the Annexation Area.
Land Area	403 acres
Land Use	Residential Use – Single-family and Multi-family; Open Space/Parks
Estimated Population	3176 persons
Assessed Valuation	\$481,900,800
County Comprehensive Plan Designation	Urban Residential Use
County Zoning	R-6 – 6 dwelling units per acre R-18 – 18 dwelling units per acre R-48 – 48 dwelling units per acre
City Comprehensive Plan	Proposed: Urban Residential Uses (Low Density and Multi-family)
City Zoning	Proposed: SF-SL – Single-Family Small Lot – 7.26 dwelling units per acre MF-M – Multi-Family Medium – 14.52 dwelling units per acre MF-H – Multi-Family High – 29 dwelling units per acre
District Comprehensive Plan	Not applicable.
District Franchise	Not applicable

Urban Growth Area (UGA)	The Greenwood Point/South Cove Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Issaquah Comprehensive Plan.
SEPA Declaration	The Greenwood Point/South Cove Area was addressed in an Environmental Impact Statement prepared for the City of Issaquah's Comprehensive Plan. The proposed Greenwood Point/South Cove Annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) David Irons

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: City of Bellevue

Fire Districts: Eastside Fire and Rescue (District No. 10)

Water Districts: City of Bellevue Utilities Division

Sewer Districts: City of Bellevue Utilities Division

School District: Issaquah School District No. 411

SUMMARY (File No. 2192)

The City of Issaquah proposes the annexation of 403 acres, known as the Greenwood Point/South Cove Area. The Greenwood Point/South Cove Annexation Area includes the communities of Greenwood Point Point and South Cove, together with several neighboring suburban residential communities: Meerwood, Lake West, Timberlake Lane, Lewis Creek, Meadowbrook Point, Sammamish Beach Club, Sammamish Bluffs, Sammamish View, Waterford Terrace, Weatherwood, and Lakemont Triangle.

The Greenwood Point/South Cove Area Annexation is proposed based upon a Resolution by the Issaquah City Council approving a plan to incorporate this territory via an Interlocal Agreement with King County. This Resolution was approved on February 22, 2005.

With the annexation application based upon the Resolution, the City of Issaquah has invoked jurisdiction at the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Greenwood Point/South Cove citizens to comment upon the proposed annexation. Further, the City of Issaquah Resolution calls for an annexation election to permit the citizens of the Greenwood Point/South Cove Area to ultimately decide whether or not to join the City of Issaquah.

The Greenwood Point/South Cove Annexation Area is located on the northwestern edge of the City of Issaquah. The Annexation Area is generally bordered on the west by I-90 and the City of Bellevue. The Annexation Area is bordered on the south by the City of Issaquah. Lake Sammamish borders the northern and eastern perimeters of the Annexation Area.

The unincorporated Greenwood Point/South Cove Area is included in the "Land Use Element" of the City of Issaquah Comprehensive Plan. The Plan was established in 1995 and has been updated annually since that initial adoption. The Klahanie Area was identified, mapped, and analyzed in the Klahanie Annexation Study, dated February 2004. Based upon that Annexation Study, and pursuant to RCW 35A.14, the City proposes annexation of the Klahanie Area.

The proposed Greenwood Point/South Cove Area Annexation would be consistent with the City of Issaquah Plan (e.g., Annexation Policies and Land Use Policies), including those provisions relating to land development, service provision, and mutual social and economic benefits – e.g., L-5.2.1, L-5.3.2, L-5.4, and L-5.6.).

The City of Issaquah reports that the proposed Greenwood Point/South Cove Annexation also conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development.

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Annexation would permit the City of Issaquah to establish land use designations and zoning standards for Greenwood Point/South Cove. The City proposes residential designations that are essentially equivalent to those designations established by King County for the Greenwood Point/South Cove Area. Thus, annexation would permit development of primary land uses and corollary public services (e.g., roadways) as envisioned in RCW 36.70A and as appropriate to the Greenwood Point/South Cove Area. More specifically:

- As established by RCW 36.70A, upon annexation of the Greenwood Point/South Cove Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards. At present Greenwood Point/South Cove is largely developed, so that only limited new development and/or redevelopment is likely to occur in the Area.
- As established by RCW 36.70A, upon annexation the Greenwood Point/South Cove Area will be governed by the City of Issaquah's environmental protection ordinances. The City of Issaquah is prepared to provide environmental review (including evaluation and regulation of environmentally sensitive areas.) Environmentally sensitive areas in and near to Greenwood Point/South Cove would also be preserved with the proposed annexation.

Further, the Greenwood Point/South Cove Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Greenwood Point/South Cove Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-102: Annexation of lands should respect topographic features

U-201: Annexation of urban areas should be promoted to permit King County to direct services to the region and to rural areas.

U-203: Population growth should be encouraged in Urban Growth Areas

U-207: King County shall work with cities to jointly develop pre-annexation agreements to address transition of services from county to cities.

RP-202: King County shall implement policies for Potential Annexation Areas through inter-local agreements.

The proposed Greenwood Point/South Cove Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Issaquah by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., Lake Sammamish, I-90).

This annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The present Greenwood Point/South Cove Area is an "island" of unincorporated land established for annexation to the City of Issaquah by mutual agreement with the adjacent City of Bellevue.

With annexation to Issaquah, all services and land use regulations for the Greenwood Point/South Cove Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Upon annexation, the City of Issaquah will include the Greenwood Point/South Cove properties in its Service Area. The City of Issaquah has planned and can provide urban services to the area either directly or via agreements between the City and service providers. For example, Bellevue Utilities District would continue to provide water and sewer services to the area. Eastside Fire and Rescue District will provide fire/emergency services to the Greenwood

Point/South Cove Annexation properties. The Issaquah Police Department would serve the residents. Area students would be served by the Issaquah School District. The King County Library and local/regional recreation facilities would be available to residents.

This annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Issaquah has reportedly conducted fiscal analyses related to the proposed Greenwood Point/South Cove Annexation. The Study findings report that revenue realized from annexation of Greenwood Point/South Cove would be less than costs associated with governing the area. King County Annexation Initiative funding and municipal resources will be provided to ensure sufficient funds to serve the area in a manner that will address impacts on cost and adequacy of services, finances, debt structure or rights of other governmental units.

Further, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. However, simultaneously, it is estimated that the net effect upon taxpayers would be a reduction of \$1.54 per \$1000.00 assessed valuation in property tax levy rate. Further, services – including police service and road services – are expected to improve in the area following annexation.

The City reportedly supports the Greenwood Point/South Cove Annexation so that Issaquah may serve citizens of the area.